Map	Block	Lot		CARD		
181.0	0005	0009.0		1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	829,600	/	829,600
USE VALUE:	829,600	/	829,600
ASSESSED:	829,600	/	829,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIZZA JOSEPH R & TERESITA T
Owner 2:	NIZZA SUZANNE & YANG PETER
Owner 3:	
Street 1:	12 SHELLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARBER ARTHUR H & LEE K/ TRS -
Owner 2:	BEATRICE BARBER TRUST -
Street 1:	12 SHELLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1985, having primarily Clapboard Exterior and 2019 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7431.000	379,500		450,100	829,600
Total Card	0.171	379,500		450,100	829,600
Total Parcel	0.171	379,500		450,100	829,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.90 | /Parcel: 410.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	122691
GIS Ref	
GIS Ref	
Insp Date	07/10/18

!14199!

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	379,500	0	7,431.	450,100	829,600		Year end	12/23/2021
2021	101	FV	343,600	0	7,431.	450,100	793,700		Year End Roll	12/10/2020
2020	101	FV	343,600	0	7,431.	450,100	793,700	793,700	Year End Roll	12/18/2019
2019	101	FV	299,500	0	7,431.	450,100	749,600	749,600	Year End Roll	1/3/2019
2018	101	FV	299,500	0	7,431.	379,300	678,800	678,800	Year End Roll	12/20/2017
2017	101	FV	299,500	0	7,431.	347,200	646,700	646,700	Year End Roll	1/3/2017
2016	101	FV	299,500	0	7,431.	295,700	595,200	595,200	Year End	1/4/2016
2015	101	FV	276,900	0	7,431.	257,200	534,100	534,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:32:08

LAST REV

Date	Time
10/22/21	09:59:31
jorourke	
14199	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBER ARTHUR H	78250-58	1	7/15/2021		1,160,000	No	No		
BARBER BEATRICE	52447-296		3/23/2009	Family	99	No	No		Harry Barber dod 3/17/2001
BARBER HARRY	24923-534		10/14/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	122691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2021	SQ Returned	JO	Jenny O
9/16/2021	SQ Mailed	JO	Jenny O
7/10/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7431		Sq. Ft.	Site		0	70.	0.87	7									450,051						450,100	

Total AC/HA:	0.17059	Total SF/SM:	7431	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 450,051	Spl Credit	Total: 450,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00360000
Adj $ / SQ:	128.712
Other Features:	112709
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433254
Depreciation:	53723
Depreciated Total:	379530

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

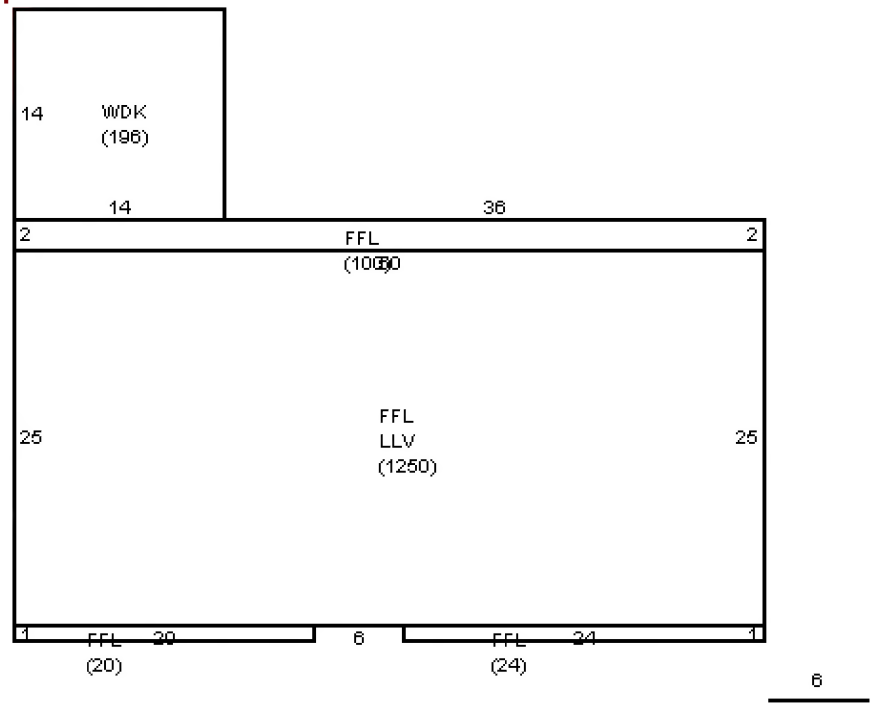
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.58
Special Features:	0	Val/Su Net:	133.63
Final Total:	379500	Val/Su SzAd	272.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	128.710	179,424
LLV	Lower Level	1,250	79.640	99,550
WDK	Deck	196	11.140	2,184
	Net Sketched Area:	2,840	Total:	281,158
Size Ad	1394	Gross Area	2840	FinArea 2019

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

181.0-0005-0009.0

IMAGE

AssessPro Patriot Properties, Inc